



**Applicant:** Winston Development/CC&W Development Group LLC

**Owner:** Winston Development, C/O Leslie Lovell

**Planning Comm Hearing:** February 6, 2025

**Request:** RS-12 & CD/OLC (County)  
RS-12 (City) to PD-RRDD

**Ward:** County & 5 (City)

**Total Tract Size:** approx. 32.9 acres  
**Area to be Annexed:** 12.6794 acres

**Parcel ID #:** 139716, 204551, 217580, 217581

- Subject Property**
- Notified Owners**

- ZoningUDO**
- C-1 Neighborhood Business District
  - C-2 Highway Business District
  - C-2 CD Highway Business Conditional District
  - C-3 CD General Business Conditional District
  - OLC Office Light Commercial
  - OLC CD
  - RS-12 Residential 12000 sqft lots
  - RS-8 Residential 8000 sqft per lot
  - RS-8 CD Residential 8 Units Per Acre Conditional District
  - RMF Residential Multi-Family District
  - RMF CD Residential Multi-Family Conditional District
- Legend**
- City Limit
  - Buildings
  - City Streets - ALL
  - Floodway
  - 100yr Flood Zone
  - 500yr Flood Zone
  - Streams
  - Lakes
  - Parcels
- Gaston County Zoning**
- C-3
  - CD/C-1
  - CD/O-M
  - CD/OLC
  - RS-12

**SEE BACK FOR NOTIFIED PROPERTY OWNERS**

*Note: For a complete elaboration of zoning classifications, see the Unified Development Ordinance or contact the City of Gastonia Planning Department at (704) 854-6652.*